

Extract for Planned Development

Journal of the Proceedings of the City Council of the City of Chicago, Illinois

Portions of this document are taken directly from The City of Chicago's Office of the City Clerk, City Council's Journal of the Proceedings.

Related documentation pertaining to this Planned Development may also be included.

(Continued from page 5843)

*Reclassification Of Area Shown On Map Number 20-F.
(Application Number 12722)*

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B3-3 General Retail District symbols and indications as shown on Map Number 20-F within the area bounded by:

West 79th Street on the north; South Halsted Street on the east; a line 118 feet parallel to and 191 feet south of West 79th Street; the alley next west of and parallel to South Halsted Street; and the alley next south of and parallel to West 79th Street to South Green Street on the west,

to those of a B4-3 Restricted Service District and a corresponding use district which is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification Of Area Shown On Map Number 24-G.
(As Amended)*

(Application Number 12658)

[PD 718]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C2-2 General Commercial District and the R1 Single-Family Residence District symbols and indications as shown on Map Number 24-G in the area bounded by:

West 95th Street; South Winston Avenue; a line 268.50 feet south of West 95th Street, as measured at the westerly right-of-way of South Winston Avenue and perpendicular thereto; a line 277 feet southwesterly of and parallel to South

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Winston Avenue; a line 356 feet south of West 95th Street, as measured at the westerly right-of-way of South Winston Avenue and perpendicular thereto; South Beverly Avenue; and South Ashland Avenue,

to the designation of an R1 Single-Family Residence District and a corresponding use district which is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing the R1 Single-Family Residence District established in Section 1 above to the designation of an Institutional Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance reads as follows:

Institutional Planned Development Number 718.

Plan Of Development Statements.

1. The area delineated herein as Institutional Planned Development consists of approximately one hundred eighty-nine thousand eight hundred seventy-seven (189,877) square feet (four and thirty-five hundredths (4.35) acres) and is owned or controlled by the applicant, Third Baptist Church of Chicago, an Illinois not-for-profit corporation.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets, alleys or easements or adjustments of rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicants, the legal title holders and any ground lessors. Furthermore, pursuant to the

requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property shall be under single ownership or under "single designated control" at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property or any ground lessors or lessees.

4. This Plan of Development consists of fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Property Line and Boundary Map; an Existing Land-Use Map; a Site/Landscape Plan; and Building Elevations dated May 13, 1999, prepared by VRA Architects. Full size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply.
5. The following uses shall be permitted within the area delineated herein as "Institutional Planned Development":

church and religious worship facilities, supportive and related uses including day care, community service, banquet facilities, educational facilities, social service, recreational uses and accessory parking.
6. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction signs shall be permitted, subject to the review and approval of the Department of Planning and Development.
7. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the

Department of Transportation.

8. Off-street parking facilities shall be provided in compliance with this Planned Development, subject to review and approval of the Departments of Transportation and Planning and Development. A minimum of two percent (2%) of all parking spaces shall be designated for parking for the handicapped.
9. Height restriction of any building or any appurtenance thereto shall, in addition to the Bulk Regulations and Data Table, be subject to height limitations as certified and approved by the Federal Aviation Administration.
10. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
11. The improvements on the Property shall be designed, installed and maintained in substantial conformance with the Plans and Building Elevations referenced in Statement Number 4 hereinabove. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the Site/Landscape Plan and the Parkway Tree and Parking Lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
12. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating

Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.

14. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities (M.O.P.D.) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
15. Unless substantial construction has commenced within six (6) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire. If this Planned Development expires under the provisions of this section, then the zoning of the property shall automatically revert to the underlying C2-2 General Commercial District and R-1 Single-Family Residence District classifications.

[Existing Zoning Map; Planned Development and Property Line Boundary Map; Existing Land-Use Map; Site/Landscape Plan; Landscape Details; and Building Elevation Drawings referred of in these Plan of Development Statements printed on pages 5860 through 5866 of this Journal.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Institutional Planned Development Number 718.**Bulk Regulations And Data Table.*

Gross Site Area	Area In Public Way	Net Site Area
249,790.84 square feet	59,913.94 square feet	189,877 square feet
Maximum Floor Area Ratio:	.425.	
Maximum Percent of Site Coverage:	In accordance with the Site Plan.	
Minimum Off-Street Loading Spaces:	1.	
Minimum Off-Street Parking Spaces:	320.	
Minimum Required Setbacks:	In accordance with the Site Plan.	
Maximum Building Heights:	86 feet.	

~~Reclassification Of Area Shown On Map Number 26-F.
(Application Number A-4084)~~

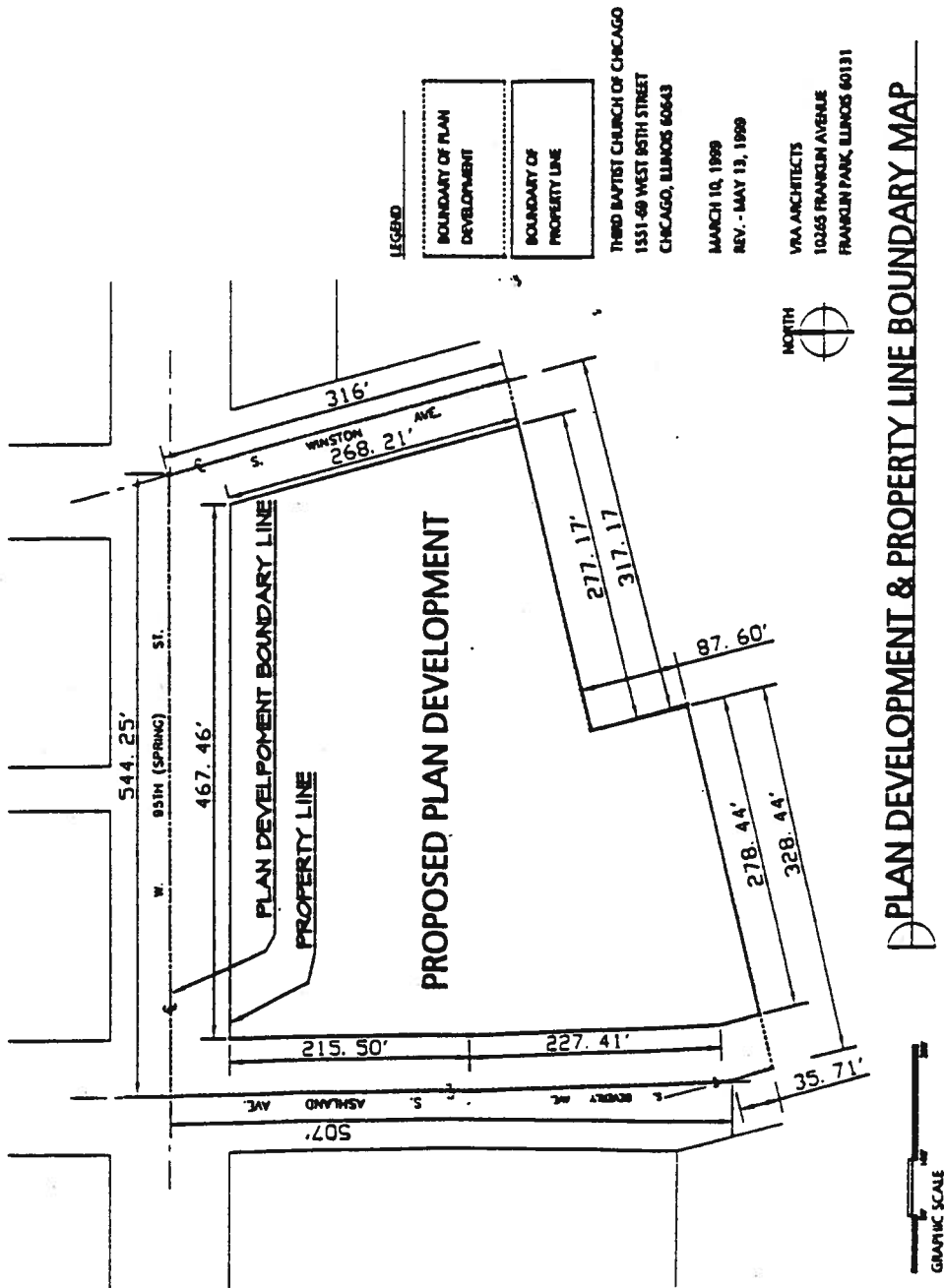
~~Be It Ordained by the City Council of the City of Chicago:~~

~~SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R2 Single-Family Residence District symbols and indications as shown on Map Number 26-F in the area bounded by:~~

~~the alley next north of and parallel to West 107th Place; the alley next west of and parallel to South Wentworth Avenue; West 107th Place; and a line 355 feet~~

(Continued on page 5867)

Planned Development And Property
Line Boundary Map.

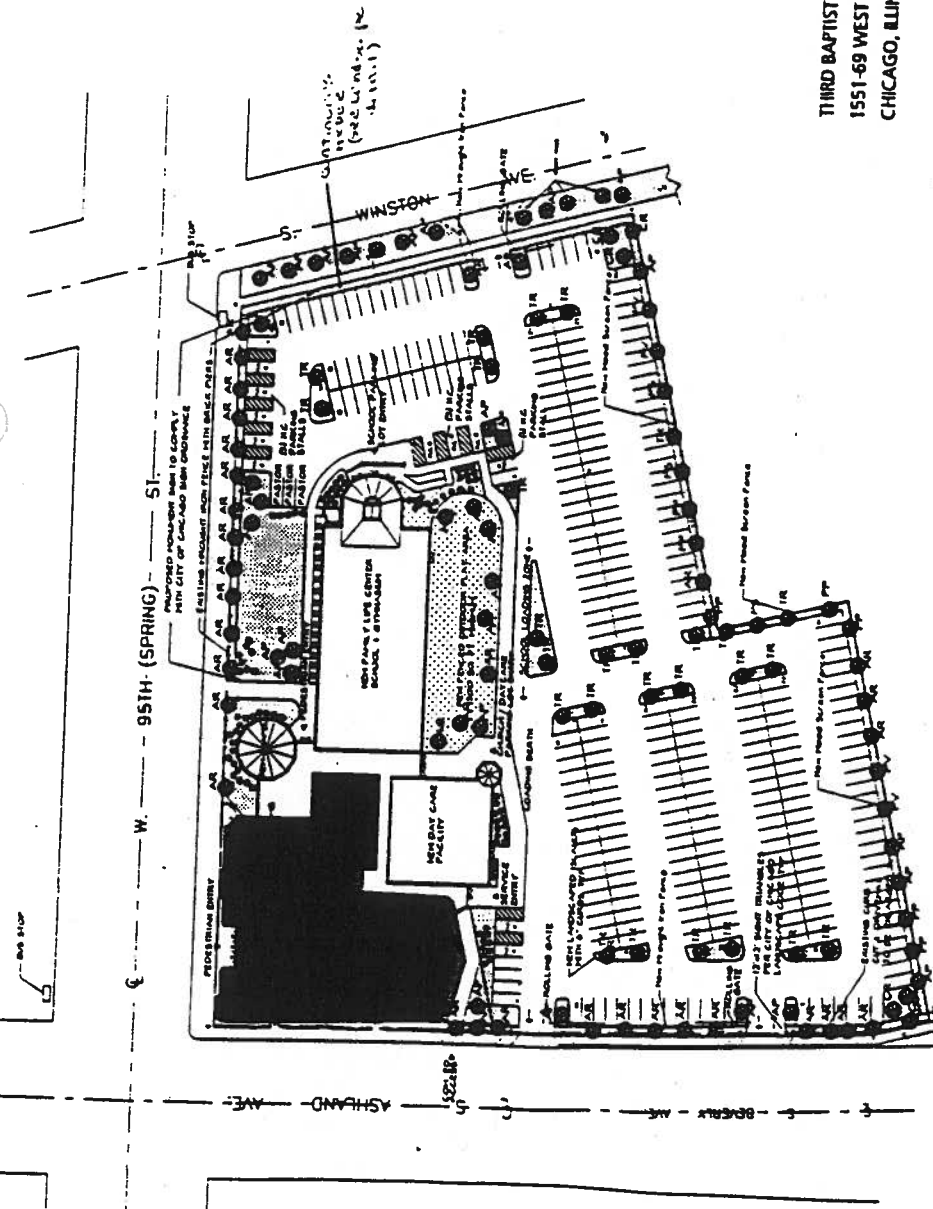


Site/Landscape Plan.

THIRD BAPTIST CHURCH OF CHICAGO
1551-69 WEST 95TH STREET
CHICAGO, ILLINOIS 60643

MARCH 10, 1999
REV. - MAY 13, 1999

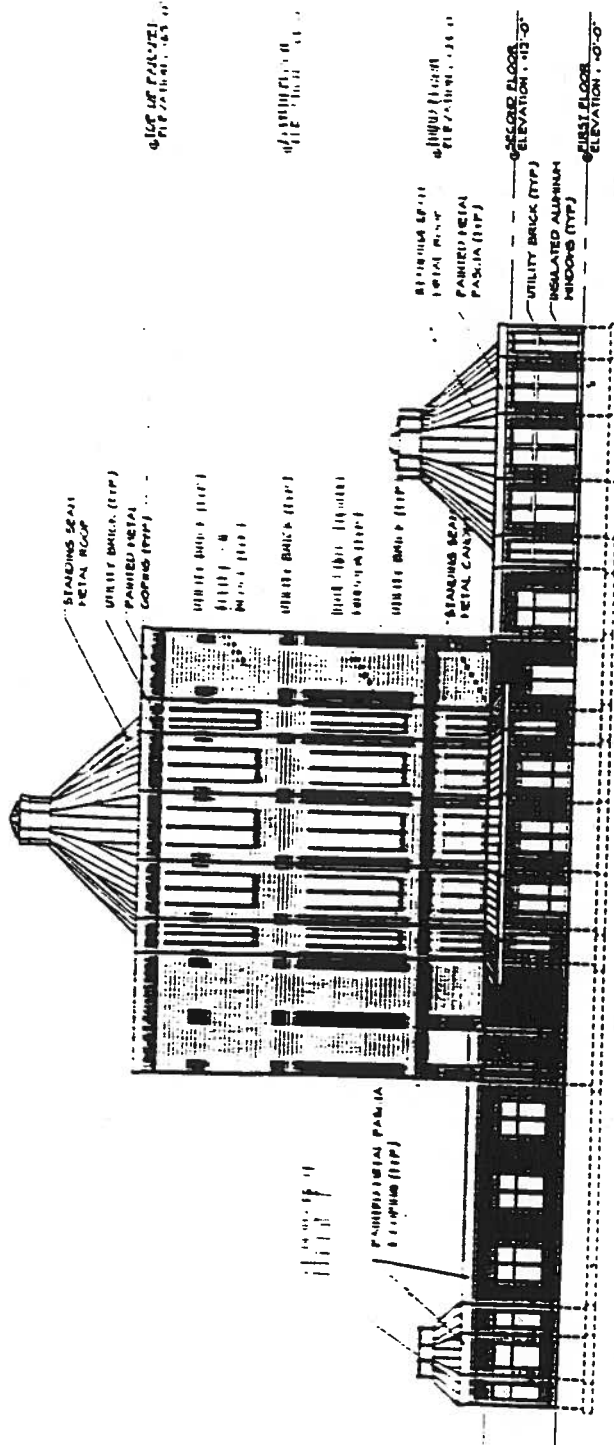
VRA ARCHITECTS
10265 FRANKLIN AVENUE
FRANKLIN PARK,
ILLINOIS 60131



GRAPHIC SCALE
50 100 200
FEET

1 SITE & LANDSCAPE PLAN

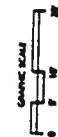
Building Elevations.
(1 of 2)



THIRD BAPTIST CHURCH OF CHICAGO
1551-69 WEST 95TH STREET
CHICAGO, ILLINOIS 60643

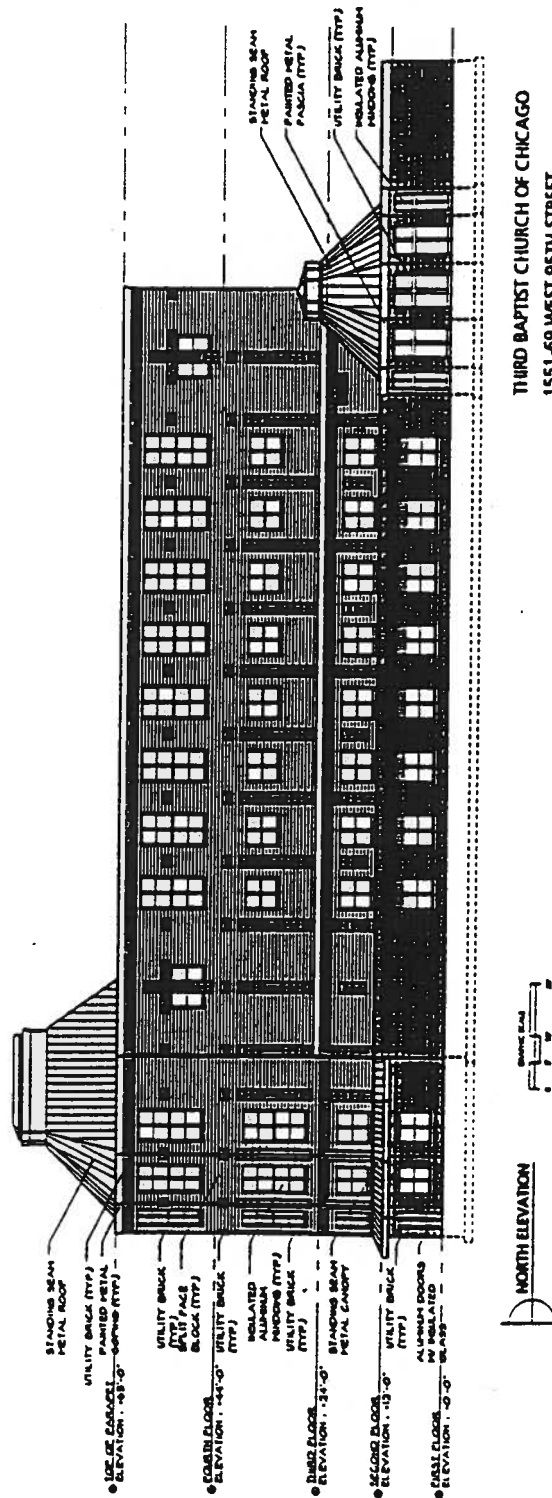
MARCH 10, 1999
REV. - MAY 13, 1999

VRA ARCHITECTS
10265 FRANKLIN AVENUE
FRANKLIN PARK, ILLINOIS 60131



EAST ELEVATION

Building Elevations.
(2 of 2)



THIRD BAPTIST CHURCH OF CHICAGO
1551-59 WEST 95TH STREET
CHICAGO, ILLINOIS 60643

MARCH 10, 1999
REV. - MAY 13, 1999

VRA ARCHITECTS
10265 FRANKLIN AVENUE
FRANKLIN PARK, ILLINOIS 60131